







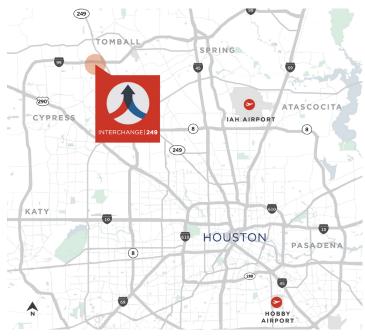
INTERCHANGE | 249 | FOR LEASE

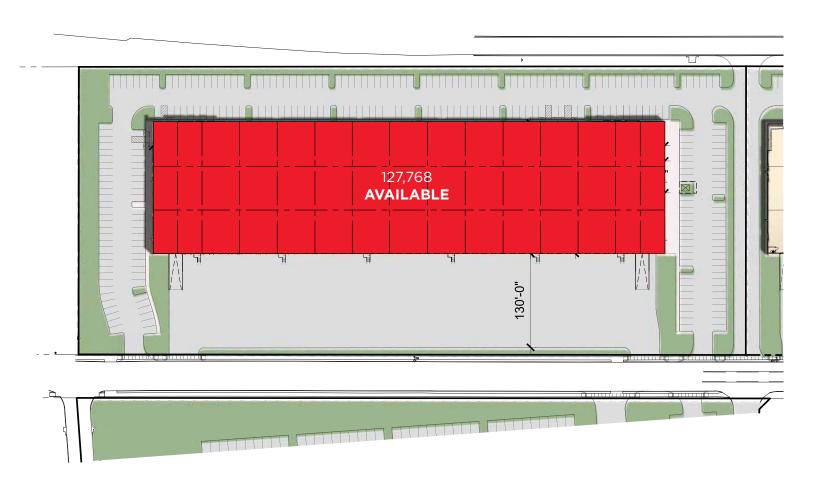
127,768 Square Feet Available



BUILDING 5 HIGHLIGHTS

- Located in Class A+ master planned institutional industrial park in Northwest Houston with direct access to Grand Parkway 99 and Highway 249
- Pursuing LEED certification
- 127,768 SF Available
- Rear Load
- 32' Clear
- **ESFR Sprinklers**
- 276 Car Parks
- Slab thickness: 8"
- 52' x 60' column spacing with 60' speed bays
- (42) 9 x 10 OH doors and (2) 16 x 18 OH doors w/ ramp





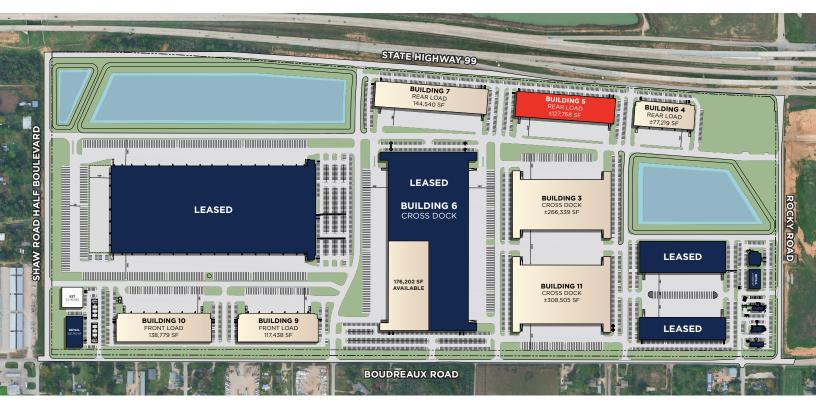
SITE PLAN - BUILDING 05

Interchange 249 is a modern bulk distribution center located in the Houston Metroplex with great accessibility, making it well suited for both local and regional distribution. The park is located near the intersection of Grand Parkway 99 and Highway 249, Interchange 249 offers an unparalleled location at the new main and main in Northwest Houston.

The site benefits from unmatched labor and a growing residential and commercial boom.

CLARION PARTNERS LOVETT Interchange 249 | Building 5 Site Plan





PHASE 2

AVAILABLE NOW

BUILDING 5: 19200 HAMISH RD

- Pursuing LEED Certification
- 127,768 SF AVAILABLE
- · Rear Load
- 32' Clear
- ESFR Sprinklers
- 276 Car Parks
- Slab thickness: 8"
- (42) 9 X 10 OH doors and (2) 16 X 18 OH doors w/ ramp

ADDITIONAL BUILDINGS

- BUILDING 3 ±266,339 SF
- BUILDING 4 ±77,219 SF
- BUILDING 6 176,202 SF
- BUILDING 7 144,540 SF
- BUILDING 9 117,438 SF
- BUILDING 10 138,779 SF
- BUILDING 11 ±308,505 SF



CLARION PARTNERS



www.clarionpartners.com

For more information, please contact:

JIM FOREMAN

Vice Chair +1 713 963 2824

jim.foreman@cushwake.com

ALLISON BERGMANN

Executive Director +1 713 963 2865

allison.bergmann@cushwake.com

1330 Post Oak Boulevard Suite 2700 | Houston, TX 77056 Main: +1 713 877 1700

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.